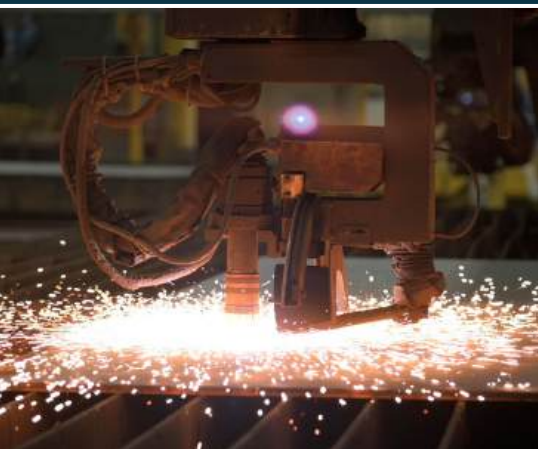




# Berkeley Means Business

Berkeley  
County  
Economic  
Development



BERKELEY COUNTY  
ECONOMIC DEVELOPMENT

# WHY BERKELEY COUNTY



Berkeley County is the fourth fastest growing county in South Carolina and has been among the fastest growing counties in the nation since 2010.

Located just minutes from major interstates and one of the largest container ports in the country, Berkeley County has been recognized nationally for attracting talent. Strategic partnerships have allowed us to develop workforce programs to prepare people with the skills and training needed to meet industry demands.

Our county is a strong member of the Charleston Regional Development Alliance (CRDA), an economic development and marketing organization serving Berkeley, Charleston, and Dorchester Counties, whose membership includes a diverse group of businesses and industries from around the world that proudly call the region their home.

We are not just growing. We are building a community where businesses can succeed. Discover how Berkeley County can support the future of your business.

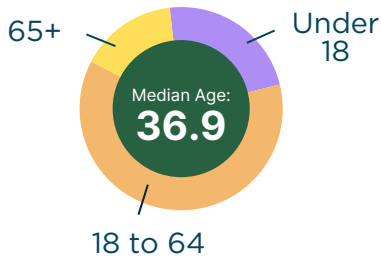


# COMMUNITY PROFILE



**283,340**

Total Population



**\$84,358**

Median Household Income

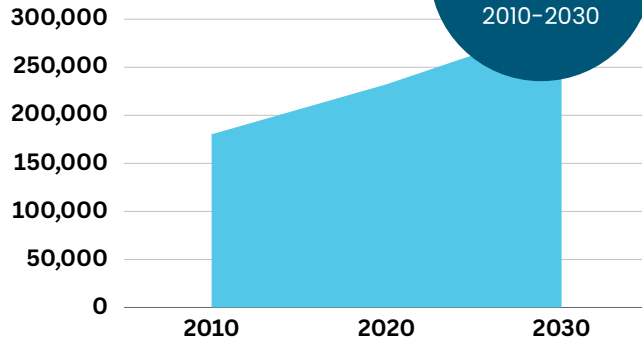


**\$380,000**

Median Home Sale Price



## Population Growth

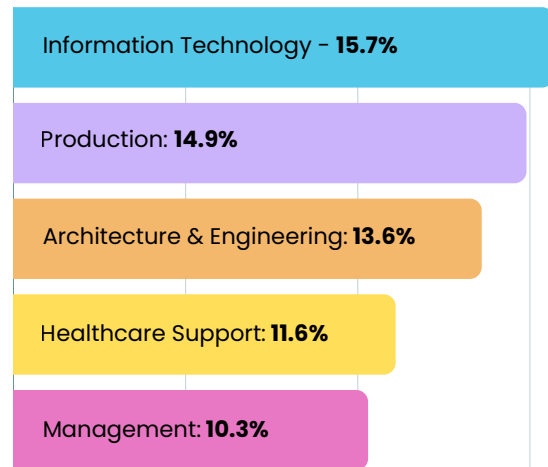


Berkeley-Charleston-Dorchester Council of Governments

## Talent Demand Study

Charleston Metro

BY JOB GROWTH RATE, 2023 - 2028



Charleston Metro Chamber of Commerce, Talent Demand Study 2024



**91%**

of population with high school degree or higher

# BERKELEY COUNTY BY THE NUMBERS

**\$1B+**

average yearly investment  
over 10-year period

**13K**

new jobs created  
since 2015

**55%**

total employment  
growth 2014-2024\*



BUSHY PARK INDUSTRIAL SITE

Berkeley County offers an extremely desirable location to start or grow businesses. Since 2015, our county has attracted nearly 30% of South Carolina's capital investment.

More than 200 industry giants call Berkeley County home, including

Google, Thorne, Nucor Steel, Volvo, and Redwood Materials.

It is estimated Berkeley County will add 35,000 new jobs by 2028, according to a 2024 Talent Demand Study by Charleston Metro Chamber of Commerce.

# INTERNATIONAL ACCESSIBILITY

Berkeley County is strategically located halfway between New York and Miami with international accessibility for freight through the Port of Charleston, the deepest port on the East Coast and the eighth largest container port in the United States. The Port is connected to one in nine jobs in South Carolina and generates a \$10.7 billion economic impact in the Lowcountry each year.

Along with a well-trained workforce, Berkeley County offers tremendous access to rail, multiple barge accessible industrial sites, and two major interstates.



PHOTO CREDIT/SC PORTS/MATTHEW PEACOCK

## Market Overview



### Charleston Port

Most capacity of any port in the US, deepest on the East Coast



### Charleston International Airport

Charleston's tourism boasts over 7.9 million visitors annually



### Easy Interstate Access

Access to I-26 and I-526 & only 18 miles to I-95



### Rail Access

Multiple rail accessible industrial sites



### Technical College System

Serves more than 20,000 students each year with 150 programs of study



### Top Industrial Site

Camp Hall Commerce Park named top industrial park in 2025

# OUR WORKFORCE AT WORK



## **AEROSPACE**

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The Lowcountry is one of three locations in the world assembling and delivering wide body jets. Berkeley County is home to the S.C. Aeronautical Training Center at Trident Technical College, which provides an educated and trained pipeline of workers.

## **ADVANCED MANUFACTURING**

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Many of the world's largest and most-respected companies in the advanced materials industry have operations in Berkeley County, including Nucor Steel, Century Aluminum, JW Aluminum, Redwood Materials, and Nexans High Voltage USA.

## **AUTOMOTIVE**

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Berkeley County is proud to be the home of the first North American manufacturing facility for Volvo Cars North America. While the state of South Carolina continues to be home to numerous car and tire manufacturers, Berkeley County's world class industrial sites give more companies and suppliers the perfect locations to enhance the local automotive industry.

## **BIOTECHNOLOGIES & LIFE SCIENCES**

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South Carolina's Lowcountry receives international recognition as an emerging bio-medical market, with companies like Thorne, Belimed, Lanxess, and ADMA Biologics Inc.



# INFORMATION TECHNOLOGY

The Berkeley, Charleston, and Dorchester region offers advanced computer science, engineering degrees, and coding programs for individuals to continue to grow their skills. Industry giants like Google and Booz Allen Hamilton call Berkeley County home.

# NATIONAL DEFENSE

The mission of national defense is to provide materials and resources necessary to ensure our nation's security. Berkeley County houses some of the world's most mission-critical manufacturers, including Leonardo DRS and Newport News Shipbuilding, a Division of HII.



# OUR LANDSCAPE



Berkeley County is the third largest county in South Carolina by total area, boasting more than 1,103 square miles of cultural and natural resources.

Berkeley County is a thriving community with eight municipalities, each with its own unique appeal. Our county offers a subtropical climate with mild winters and warm summers with average temperatures ranging from the mid-80s to low 90s.

Our rich history provides a glimpse into the past. Berkeley County's roots date back to the late 1600s, when English settlers and Huguenots moved to the area surrounding Charles Towne — modern day Charleston. Berkeley County is famous for its Revolutionary War connections, not only serving as the setting for 32 of the war's 166 battle sites but also for two prominent military leaders: General Francis Marion and General William Moultrie.

Discover the best views and adventures our county has to offer.

# OUR LIFESTYLE

Berkeley County offers an exceptional blend of natural beauty, authentic experiences, and convenient access to internationally acclaimed destinations.

Explore the scenic waterways of Lake Moultrie, Lake Marion, or the Cooper River. Discover the expansive beauty of the Francis Marion National Forest and hands-on experiences at one of our local, welcoming farms. Enjoy top musicians and world-class tennis at Credit One Stadium on Daniel Island.

Our county is located just minutes from Charleston, a city that has been consistently voted one of the best travel destinations in the world. Experience southern charm at its finest through award-winning dining, vibrant cultural experiences, luxury shopping, and world-renowned events.

With affordability, accessibility, and opportunity at the forefront, Berkeley County delivers the lifestyle today's workforce is seeking.



# INCENTIVES

Berkeley County is one of the leading pro-business locations in the Southeast, and our robust financial incentives are part of that reputation. Berkeley County currently enjoys the **lowest millage rate** in the state of South Carolina.

## STATE STATUTORY INCENTIVES

- No state property tax
- No local income tax
- No inventory tax
- No wholesale tax
- No unitary tax on worldwide profits
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- Favorable corporate income tax structure

## DISCRETIONARY INCENTIVES

Some financial incentives can be negotiated with Berkeley County and the state of South Carolina. Several factors play a role in determining these incentives: capital investment, new jobs, and average wage involved in a new project or expansion. Eligible businesses might qualify for Fee-in-lieu of taxes (FILOT), Job Development Credits or a Multi-County Park agreement.

## GRANTS

Grants to underwrite site development costs, to upgrade or extend roads, or water and sewer service can be made available on new or substantial expansion projects. Set-aside grants are awarded by the South Carolina Coordinating Council for Economic Development. These grants are discretionary and may be used for public infrastructure, site clearing and other project-related purposes.



# MAKING HISTORY



In December 2022, Redwood Materials, a producer of anode and cathode battery components for electric vehicles, announced plans to establish operations in Berkeley County. The company's \$3.5 billion investment marked the largest economic development announced in the history of South Carolina.

Redwood Materials' record-breaking announcement resulted in 1,500 new jobs in Berkeley County. The more than 600-acre campus is located at Camp Hall Commerce Park in Ridgeville, which was named the top industrial park in the nation by Business Facilities Magazine's 21<sup>st</sup> Rankings Report.

Headquartered in Carson City, Nevada, and founded by Tesla's former Chief Technology Officer and Co-Founder JB Straubel, Redwood Materials will use its South Carolina campus to create a circular supply chain for electric vehicles.

"This historic investment in Berkeley County will offer unique career opportunities for our citizens and region," said Berkeley County Supervisor Johnny Cribb. "Redwood Materials' investment will also allow for significant investments in road infrastructure, schools, and public safety, improving the overall quality of life for our residents."



BERKELEY  
= COUNTY =  
SOUTH CAROLINA

1003 US Highway 52, Moncks Corner, SC 29461

843.719.4175

Berkeley**Means**Business.com